

Code Compliance

The Code Compliance Section of the Planning Department is dedicated to promoting Chesterfield County as a *first choice community* by preserving and enhancing the quality of life and protecting the environment through education and cooperation.

Why Code Compliance?

- A well maintained neighborhood improves the physical environment and the health and safety of the residents.
- Elimination of blight improves the overall quality of life within the community.

Codes

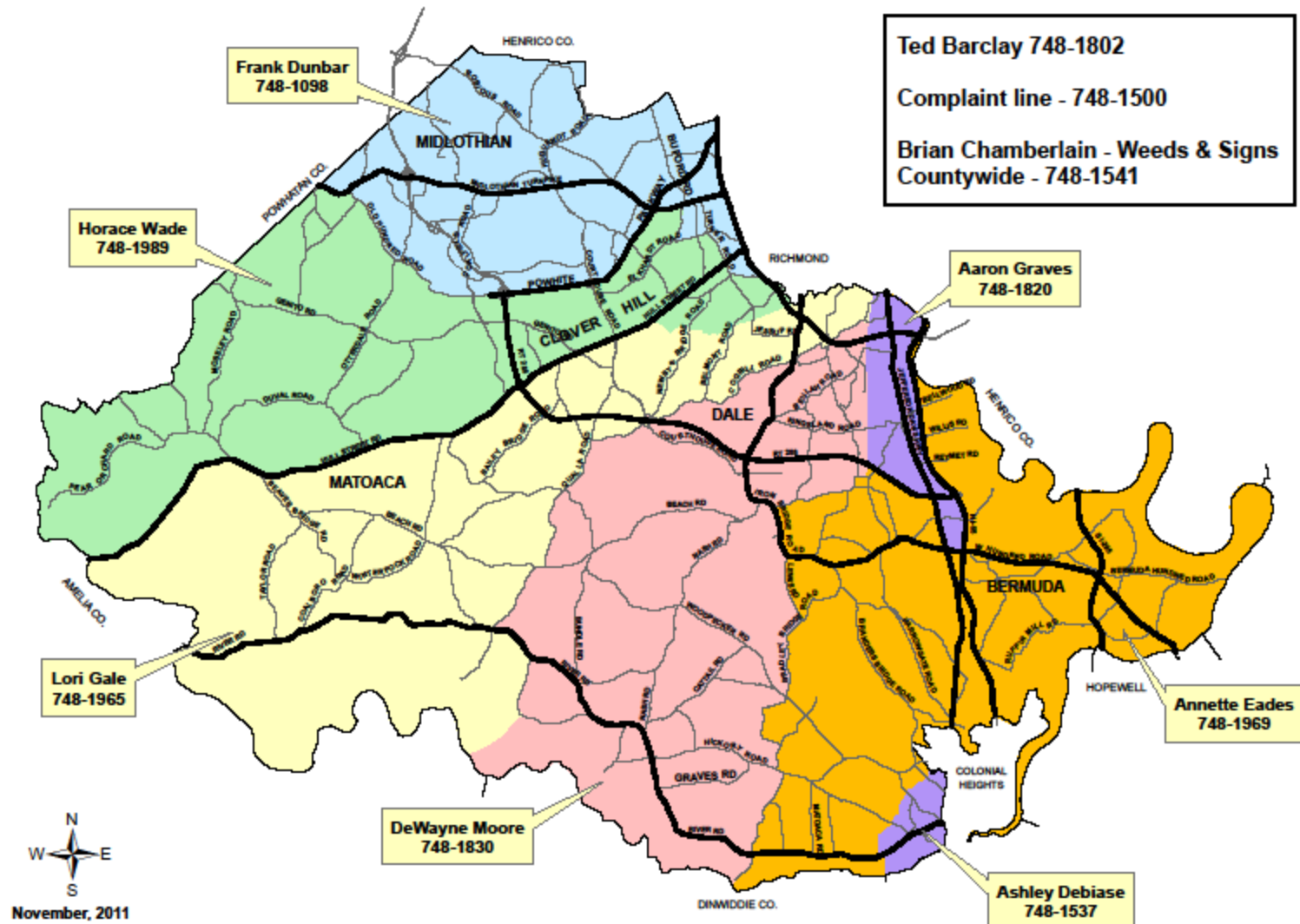
Code Compliance staff respond to concerns about potential violations of the County Code as follows:

1. Weed Ordinance (Chapter 11)
2. The Inoperable Vehicle Code (Chapter 13)
3. Zoning Ordinance (Chapter 19)

Codes and Covenants

1. Violations of the zoning ordinance are unspecified criminal misdemeanors and are enforced by zoning code compliance inspectors.
2. Restrictive covenants can provide for greater restrictions on the use of one's property than the County Code. This is not "overruling" state or county law. It is a separate covenant that, if properly enacted and recorded, is (in most cases) binding on the property owner and enforced by the designated party in the covenants, usually the developer and then the homeowner's association.

Zoning Code Compliance Boundaries



Inoperable Vehicles

1. Not in operating condition.
2. Missing or expired State inspection or license plates.
3. Partially disassembled for 60 days or longer.

Solutions

1. Remove vehicle.
2. Make vehicle operative, licensed and inspected.
3. Put vehicle in fully enclosed building.
4. Place vehicle in rear yard, screen or cover it and pay \$100 unlicensed vehicle fee.



Weeds/Tall Grass

1. Lawn area on occupied residential property shall not exceed 12 inches in height.
2. Uncontrolled vegetation on vacant property shall not exceed 18 inches.

Solution

1. Cut the grass or vegetation, or
2. The County will cause it to be cut and bill for the cost and a \$35 administrative fee.



Discarded Material

The use of the open area of any lot or parcel of land, other than a properly zoned junkyard, for depositing or storing discarded material, including but not limited to scrap metals or other scrap material; used or scrap building, plumbing, electrical and heating material; discarded household appliances, furnishings and fixtures; dismantled or demolished motor vehicles; or other machinery or parts thereof.



Recreational Equipment

1. Recreational equipment includes boats, travel trailers, pick-up campers, motor homes, tent trailers, and boxes or trailers used for transporting recreational equipment.
2. 2 are permitted on each lot as accessory.
3. Recreational equipment must be parked in the rear yard, 5 feet from the side property line and 10 feet from the rear property line (except for loading or unloading).
4. If the vehicle requires a license it must be licensed.
5. They cannot be connected to utilities (except for maintenance).
6. Recreational equipment cannot be used for living or business purposes.



Commercial Vehicles

Commercial vehicles and public service vehicles exceeding 10,000 pounds, having more than 2 axles or commercial vehicles that tow or haul disabled, wrecked or junked vehicles are not permitted unless loading or unloading.



Fence Height

Fences can be up to 7 feet tall in the side and rear yards and up to 4 feet tall in the front and corner side yards.



Dogs

1. The keeping of 4 or more adult dogs in a residential district requires a special use permit (special exception).
2. All adult dogs are required to have a license. A kennel license is a bulk license not a use permit.



Residential Stock farms

A parcel of land on which are kept one or more cows, sheep, goats, horses, chickens or other fowl, rabbits or other small domesticated livestock or other farm animals.

Residential stock farms are not permitted unless by conditional use.



Building Setbacks

1. Accessory buildings must be located a minimum distance from the front, rear and side property lines. The distance varies depending on the zoning of the property and the height of the building.
2. The square footage of all accessory buildings cannot exceed the square footage of the primary dwelling .
3. The maximum height of accessory buildings in residential districts is $\frac{1}{2}$ the height of the principal building or 25 feet, whichever is greater.



Home Occupations

1. Family members who reside on the premises can be employees.
2. The business can be in the dwelling, accessory building or both provided the total area for the use does not exceed the greater of 25 % of the dwelling floor area or 250 square feet.
3. The business is incidental to the dwelling and no external alterations are permitted that alter the residential character by use of colors, lighting, materials or construction.



Home Occupations

4. Light inventory can be stored or sold on the premises.
5. One vehicle and one single axle trailer (not exceeding 13 feet in length and 3200 pounds) is permitted.
6. Equipment can be stored on the vehicle or trailer, however, no equipment can be stored outside of the dwelling or accessory structure that would indicate a business is being conducted.



Home Occupations

- 7. No assembly or group instruction is permitted.**
- 8. A maximum of 2 clients may be on the property at any one time.**



Other Codes

1. Shipping containers (Pods) are permitted for loading and unloading not for permanent or semi-permanent storage on residential properties.
2. Family day care homes are permitted provided they do not exceed 5 children (other than family) at any one time, otherwise a use permit is required.
3. Single family homes must be occupied by a single family which can be an individual, a group of no more than 4 unrelated people, or people related by blood, marriage, adoption or guardianship plus up to 2 roomers and any domestic servants.

Other Codes

4. Residential care facilities (group homes) are permitted provided they meet the criteria for occupants and are licensed.
5. ATV, motorcycle and go cart operation is permitted provided the operation is not on an approved track and there are no physical improvements.
6. Yard sales are permitted provided the sale is not more than 2 days, is conducted by the owner or lessee of the property, includes only personal property usual to a household, does not occur more than 4 times in a calendar year and not more than twice within a 30 day period.

Other Codes

7. Tree removal in buffers and RPAs is not permitted. Other tree removal is not regulated.
8. Leaf collection and trash can placement is not regulated by zoning code enforcement.
9. Commercial code regulation and proactive enforcement.

Submitting a Complaint

1. A complaint can be filed by calling 748-1500, by mail or on-line at:

<http://chesterfield.gov/plan/CodeComplianceComplaint.asp.gov>

2. Complaints can be submitted anonymously.

